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Welcome

Thank you for your interest in 81 Brookfield Avenue, Margaret River.

At First National Real Estate Margaret River, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for your new property.

Yours sincerely,

First National Real Estate Margaret River

Vicki Genge

m. 0409 587 443

About the property



81 Brookfield Avenue, Margaret River

IDEAL INVESTMENT OPPORTUNITY

**OFFERS
OVER**

1 Ensuite

3 Living Areas

Split System Air Conditioning

Study

Remote Garage

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

Secure Family Home Leased till June 2026

Discover your perfect investment opportunity in the heart of Brookfield Estate, located just a short 6-minute drive from Margaret River town centre. This beautifully designed home offers a fantastic lifestyle with a playground and park directly across the road, scenic bushwalks nearby, and the new Brookfield dog exercise area just a short stroll away.

The property features a generous master suite complete with a large walk-in robe and ensuite, providing a private sanctuary for parents. At the rear of the home, you'll find three additional bedrooms and play space creating a tranquil and quiet zone ideal for toddlers and young children.

For family convenience, the home includes a separate WC and bathroom, as well as a dedicated theatre room perfect for movie nights and an activity room for play and hobbies ensuring ample space for everyone. The expansive open-plan kitchen, living, and dining area boasts large north west-facing windows that flood the space with natural light, creating a warm and inviting atmosphere.

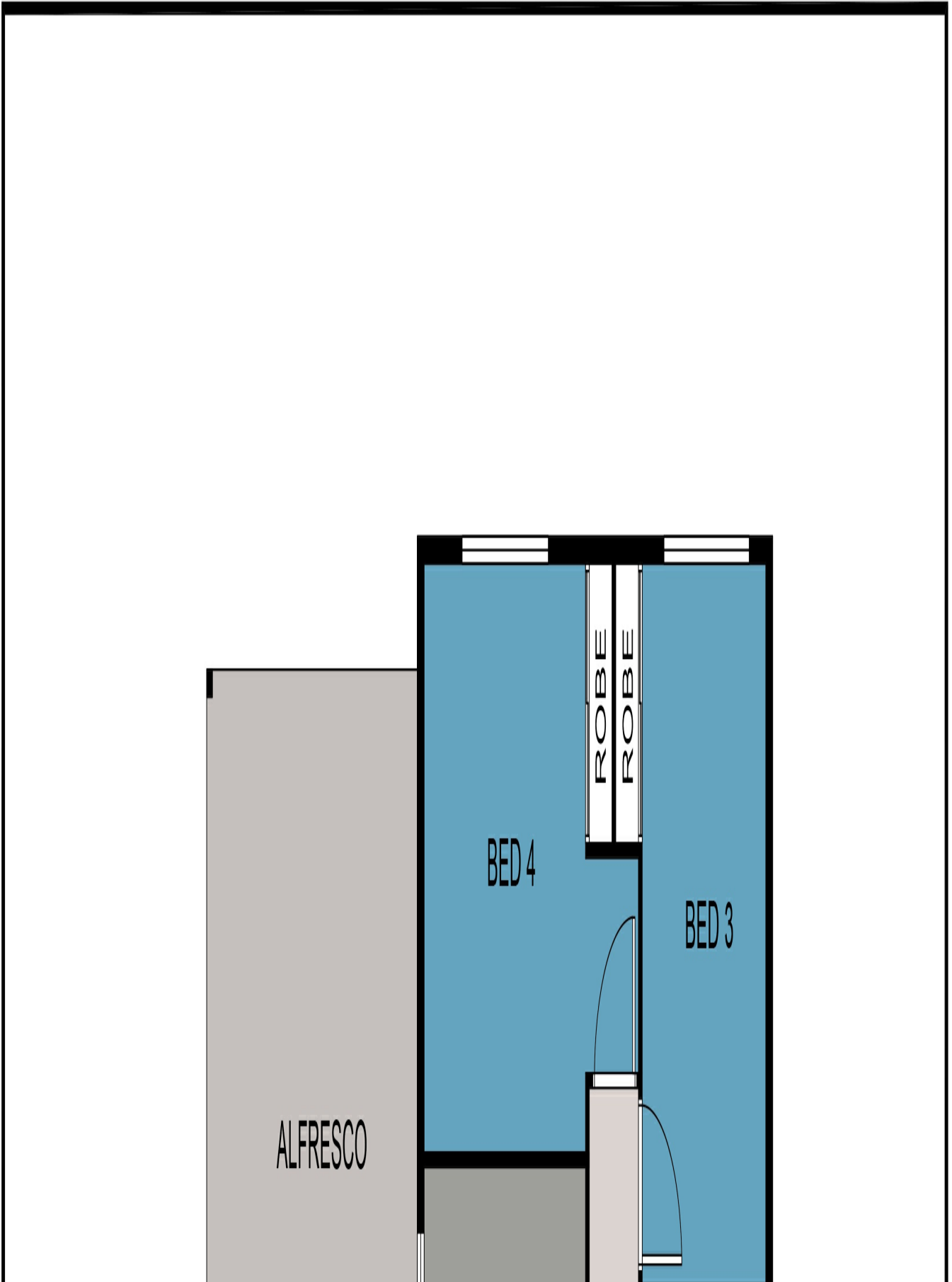
Features:

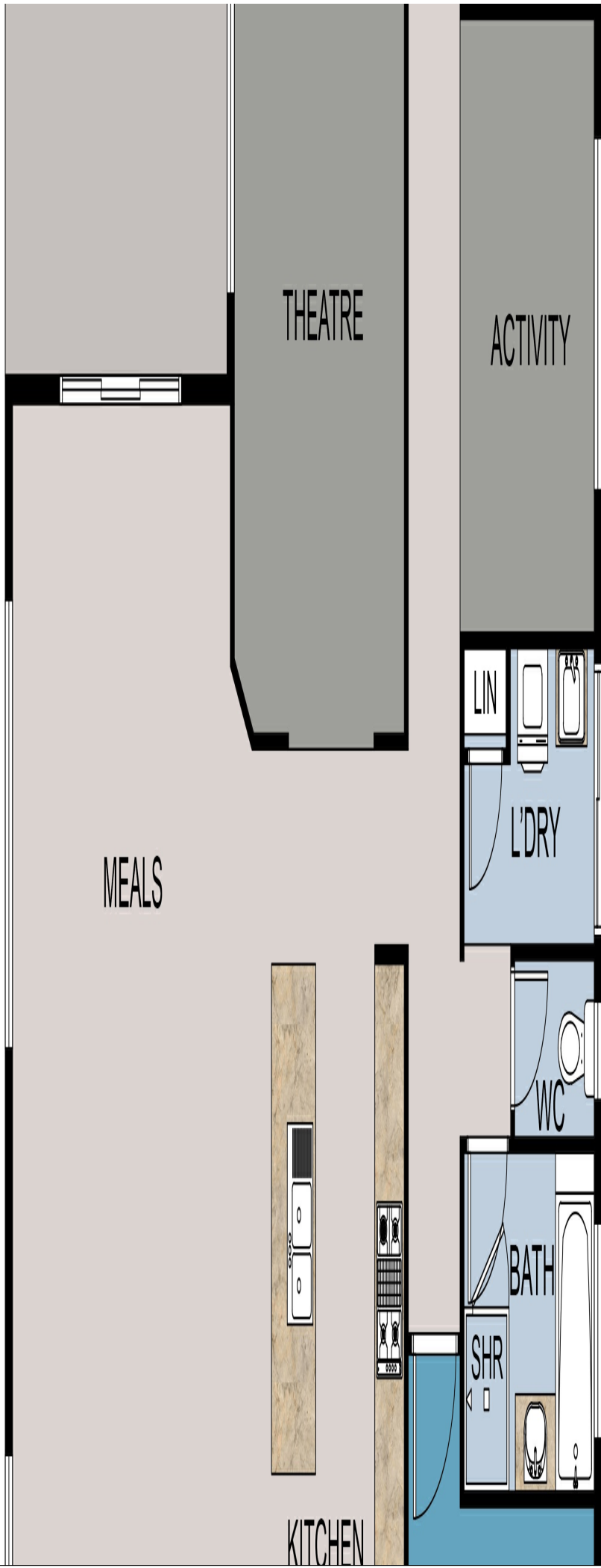
◆ Recently upgraded instant hot water system

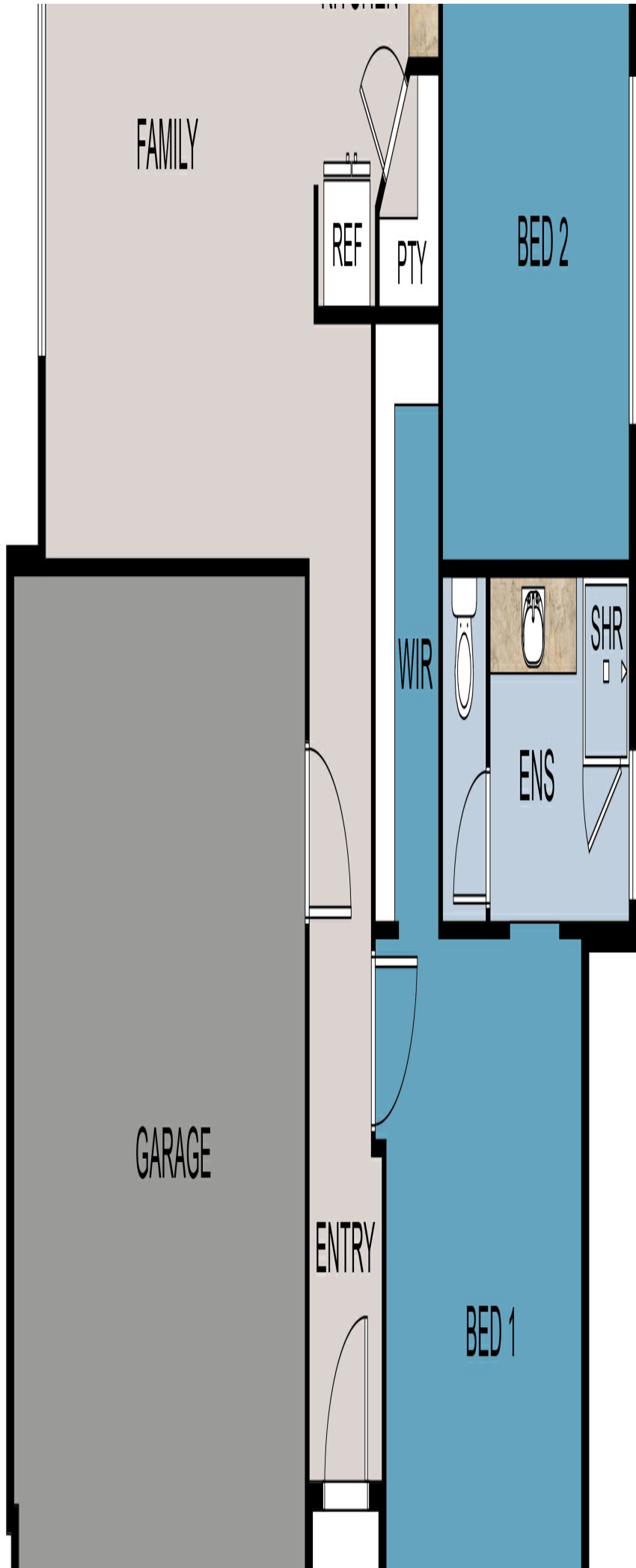
- ❖ New spacious 900mm wide oven
- ❖ Beautifully landscaped front garden
- ❖ Conveniently located near schools, cafes, and shops
- ❖ Efficient reverse cycle air conditioning
- ❖ Desirable corner block for added privacy and space

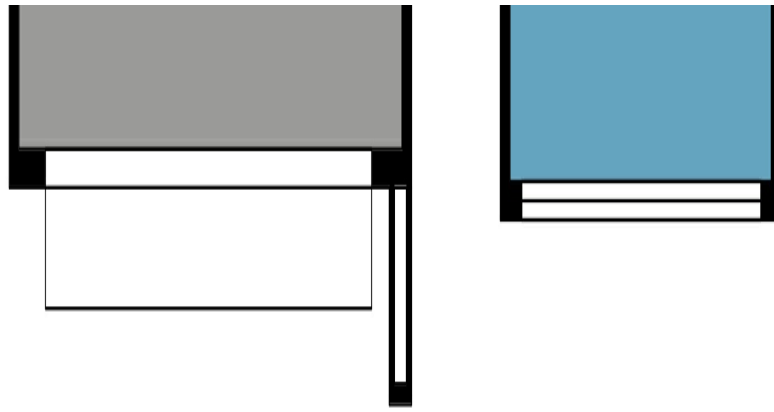
This exceptional home is a prime opportunity for investors, featuring a secure Government tenant. With its strong rental potential, this property is a smart addition to your investment portfolio. Don't miss out on this incredible opportunity! Contact us today for more information or to schedule a viewing.

Floor Plan









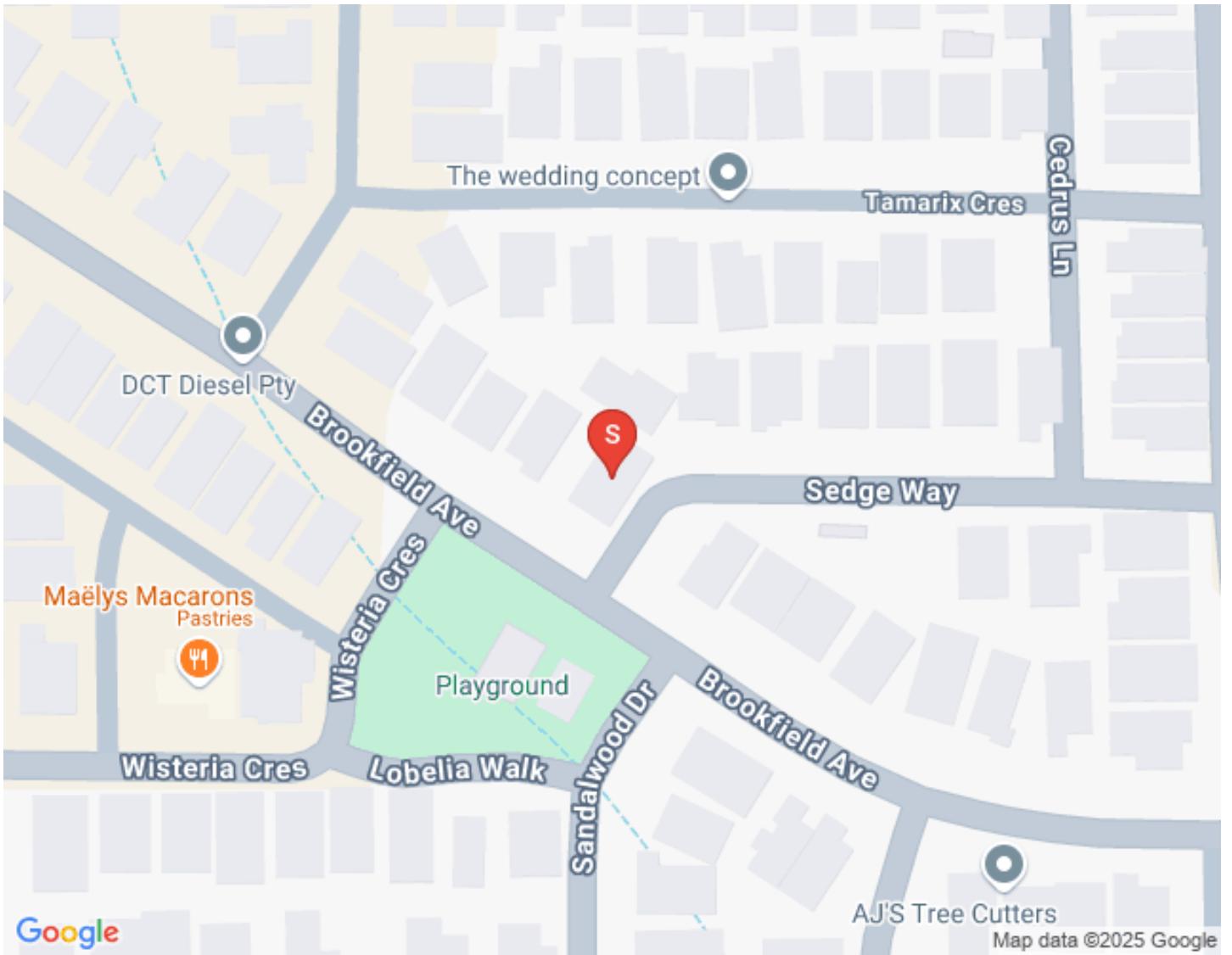
FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.

All enquiries must be directed to the agent, vendor or party representing this floor plan.

81 Brookfield Avenue, Margaret River WA 6285



Title Documents

[Certificate of Title](#)

[Deposited Plan](#)

[Deposited Plan Title List](#)

[Notification](#)

Locally owned, with national reach

Margaret River Real Estate First National

Our company

Margaret River Real Estate First National is the first choice for the most advanced real estate services. We facilitate the sale, rental and management of land, residential, lifestyle, rural, industrial and commercial property in the heart of the south west Capes of Western Australia.

If you've been waiting for the ideal time to buy, sell or lease property...it's now. Let us show you why!

...and whether you choose Margaret River Real Estate First National to **buy, sell, rent or manage** your property, you can be sure we'll offer you carefully tailored solutions, the highest level of professionalism, expert local knowledge and the most experienced, highly regarded real estate agents and property managers in Margaret River.

Our aim is to get you better results, faster.

Your agent



Vicki Genge

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www.margaretriverrealestate.com.au

we put you first.

Margaret River WA 6285

Suburb Snapshots

Houses



Median House Price
\$860,000

12 months from 26-Apr-2024



Median Days on Market (House Sales)
49

12 months from 26-Apr-2024



Number of Houses Sold
143

12 months from 26-Apr-2024



Houses for Sale
42



Interested Buyers (House)
2701



Houses for Rent
12

Units



Median House Price

\$860,000

12 months from 26-Apr-2024



Median Days on Market (House Sales)

49

12 months from 26-Apr-2024



Number of Houses Sold

143

12 months from 26-Apr-2024



Houses for Sale

42



Interested Buyers (House)

2701



Houses for Rent

12

About the Margaret River Region

Explore our region



Margaret River is one of Western Australia's best tourist draw cards as it is world renowned for its winemaking, spectacular surf breaks and coastal scenery. Towering forests and picturesque vineyards provide scenic delight above ground whilst magnificent limestone caves form unique beauty underground. Located just 300 kilometres south of Perth, Margaret River is a holiday destination that is accessible to all and each year, some 1,500,000 overnight visitors embrace the diversity of this surfing, scenic wine growing region. The Augusta Margaret River region is enriched with wide range of cultures, characters and activities and supports a local population of approximately 15,000, making it one of the fastest growing shires in Australia.

Cowaramup

Gnarabup

Gracetown

**Hamelin
Bay**

Karridale

**Margaret
River**

Prevelly

**Rosa
Brook**

Witchcliffe